

## **SCOPE OF WORK**

### **KANSAS DEPARTMENT OF TRANSPORTATION**

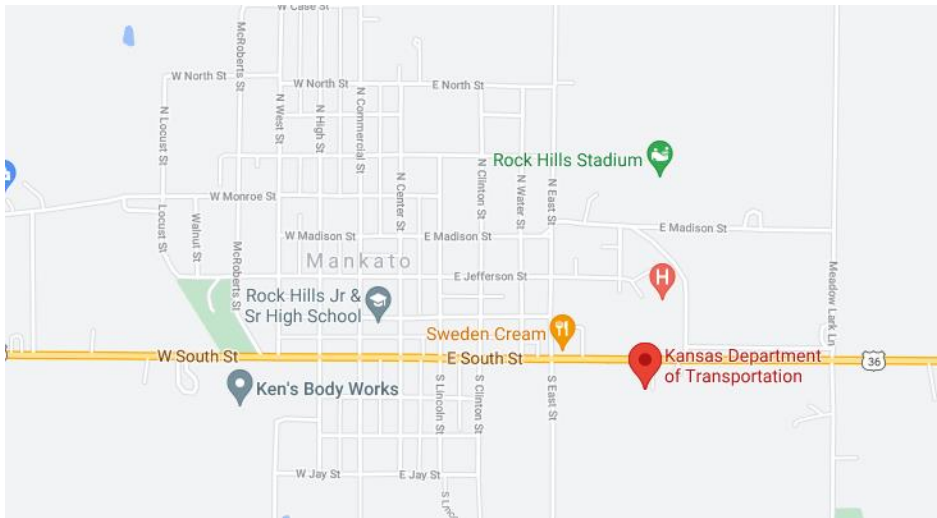
### **NEW AREA SHOP CONCORDIA**

#### **KANSAS TRANSPORTATION AT A GLANCE**

Kansas Ranks #15 in land area with 81,823 square miles with just under 3,000,000 people but is #4 in the number of public road miles following Texas, California and Illinois. Kansas has approximately 286,606 miles of roads. This includes 140,372 miles of public roads under the jurisdiction of KDOT, KTA and various Kansas cities and counties and includes 21,948 state and local bridges.

#### **PROJECT INCEPTION**

This project would provide for an Area Office / Construction office and shop and area supply storage building. The relocated facilities would be located on land purchased in FY09.



The Area Two Office and Shop Complex is located at East Highway US 36 in Mankato, Kansas. KDOT Area office operators require local business support. Mankato is experiencing a decline in businesses that support KDOT Operations. The 1954 brick building is functionally obsolete. The 1995 metal supply storage building could be relocated. The current Area construction office is located in Belleville. The separation of the Area office and Area construction offices presently complicates the management of construction. Relocating these facilities to Concordia would consolidate the operations resulting in improved effectiveness.

The decline of support businesses for the Area office along with the independent locations and the functional obsolescence of both the Area and Construction office restrict operational efficiency. The Area Two Complex is the hub of KDOT maintenance operations for most of Cloud, Jewell, Mitchell and Republic Counties. An area Construction office would also be located in the Area office Building.

#### **EXISTING AREA SHOP**

The existing two story Area Office/Shop was constructed in 1954 and has undergone several modifications. Both the Area building and the Construction office do not provide adequate space to accommodate equipment and staff.



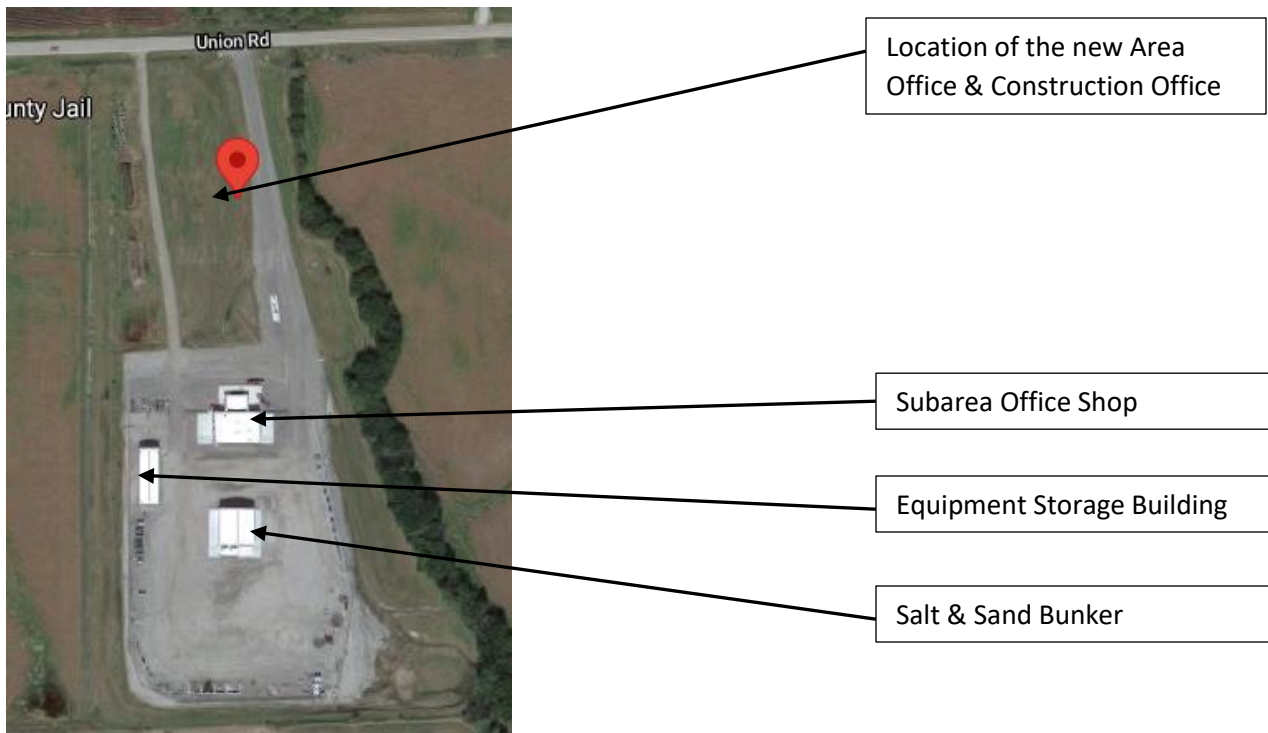
## EXISTING CONSTRUCTION OFFICE

The existing Area Two Construction office is located along with the subarea shop north on US-81 at Belleville. The 1963 concrete block building does not provide adequate space to accommodate both equipment and staff. The separation of the Area and Construction offices presently complicates the coordination of construction and maintenance activities along with the management of construction administration. Relocating these facilities to Concordia would consolidate the operations resulting in improved effectiveness.

## PROPOSED AREA FACILITIES



Location of the Subarea Complex to accommodate the New Are Office and Construction Office



The proposed KDOT Area office with shop building would be approximately 11,000 square feet. The shop area should include approximately 5,000 square feet in area with four stall shop and mechanic office. The shop will be equipped with an overhead crane vehicle exhaust hoses, trench drains, , infrared heat and ceiling fans.

The Area office will include in a single level facility, a stockroom, an Area Engineer office and an Area Maintenance Superintendent office, space for 6 maintenance staff, and support staff, storage and restrooms.

The Construction office will contain a Construction Engineer's office, a conference room, Lab and storage areas. Employee and visitor parking, storage area for vehicles, equipment and materials would be required along with fencing to develop the site. The facility would accommodate 6 maintenance and 12 construction employees.

## **PROCESS**

Design and construction are to follow requirements of the OFPM Building Design and Construction Manual. The BDCM may be found on our website at <https://admin.ks.gov/offices/ofpm/dcc/bdcm>. This project will bid though OFPM and construction administration will be administered by the design team.

Forms required to complete this project may be found at <https://www.admin.ks.gov/offices/ofpm/dcc/f-and-d>.

OFPM will provide full services to the agency and will therefore be involved in the design of the facility, approval of fees, invoices, change orders and payment applications.

The Project architect/engineer will provide full scope services, including where necessary, geotechnical and survey services, code and accessibility analysis and compliance, full construction administration services and project closeout services. This project must be compliant with the codes listed at the end of this document.

Projects will be designed to applicable building codes, accessibility laws and guidelines and energy codes for Capital Improvement Projects in State Buildings are available on Form 110 – List of Applicable Codes at <http://admin.ks.gov/offices/ofpm/dcc/f-and-d> or as listed in their contract with the State of Kansas.

**SCHEDULE**

Advertisement for Design Services .....	June 2021
Commencement of Design Work .....	August 2021
Released to Bidders .....	January 2022
Construction begins .....	March 2022
Occupancy .....	January 2023

**BUDGET**

Construction Budget .....	\$3, 000,000
Soft Costs including AE Fee, IT, Owner Supplied Equipment .....	\$450,000
<b>TOTAL PROJECT BUDGET .....</b>	<b>\$3,450,000</b>